

SURVEYOR:
The Schneider Corporation
Historic Fort Benjamin Harrison
8901 Otis Avenue
Indianapolis, IN 46216
317-826-7100

PRIMARY PLAT
PART OF S.W. 1/4 OF THE N.W. 1/4
SECTION 34-T19N-R3E
TOWN OF WESTFIELD
HAMILTON COUNTY, INDIANA

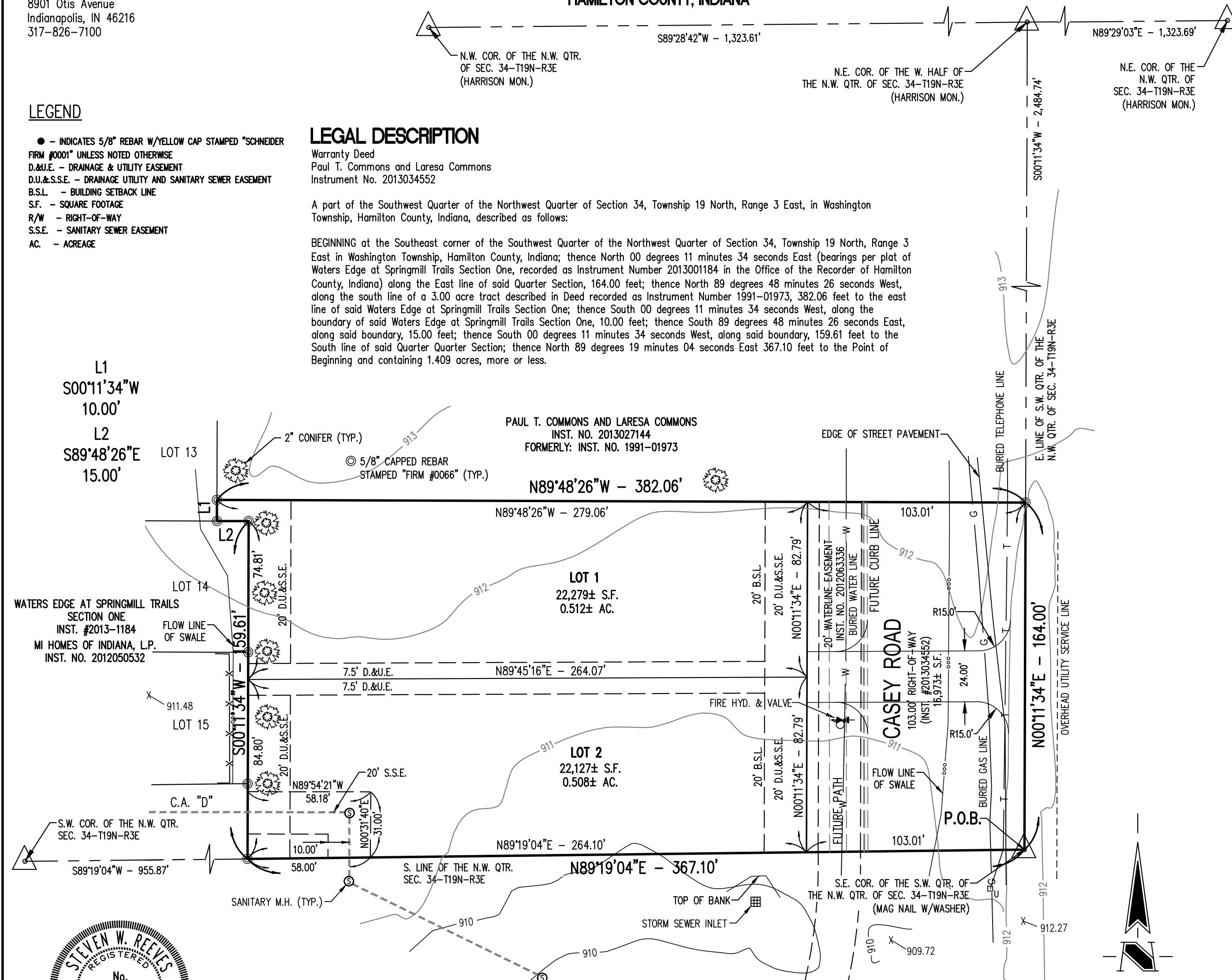


- - INDICATES 5/8" REBAR W/YELLOW CAP STAMPED "SCHEIDER FIRM #0001" UNLESS NOTED OTHERWISE
- D.&U.E. - DRAINAGE & UTILITY EASEMENT
- D.U.&S.S.E. - DRAINAGE UTILITY AND SANITARY SEWER EASEMENT
- B.S.L. - BUILDING SETBACK LINE
- S.F. - SQUARE FOOTAGE
- R/W - RIGHT-OF-WAY
- S.S.E. - SANITARY SEWER EASEMENT
- AC. - ACREAGE

Warranty Deed
Paul T. Commons and Laresa Commons
Instrument No. 2013034552

A part of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast corner of the Southwest Quarter of the Northwest Quarter of Section 34, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana; thence North 00 degrees 11 minutes 34 seconds East (bearings per plat of Waters Edge at Springmill Trails Section One, recorded as Instrument Number 2013001184 in the Office of the Recorder of Hamilton County, Indiana) along the East line of said Quarter Section, 164.00 feet; thence North 89 degrees 48 minutes 26 seconds West, along the south line of a 3.00 acre tract described in Deed recorded as Instrument Number 1991-01973, 382.06 feet to the east line of said Waters Edge at Springmill Trails Section One; thence South 00 degrees 11 minutes 34 seconds West, along the boundary of said Waters Edge at Springmill Trails Section One, 10.00 feet; thence South 89 degrees 48 minutes 26 seconds East, along said boundary, 15.00 feet; thence South 00 degrees 11 minutes 34 seconds West, along said boundary, 159.61 feet to the South line of said Quarter Quarter Section; thence North 89 degrees 19 minutes 04 seconds East 367.10 feet to the Point of Beginning and containing 1.409 acres, more or less.



This subdivision consists of 2 single family lots, numbered 1 and 2 together with easements as shown hereon.

The size of lots and easements are shown in figures denoting feet and decimal parts thereof.

Cross-reference is hereby made to survey plat prepared by Hahn Surveying Group, Inc., recorded as Instrument #2013039044 in the Office of the Recorder of Hamilton County, Indiana.

The lots are subject to the Springmill Trails Planned Unit Development, Ordinance 11-19, recorded September 22, 2011 as Instrument No. 2011046866.

The dedication language for the 103.00 foot right-of-way of Casey Road will appear under the Owner's Certificate upon completion of the Secondary Plat.



Steven W. Reeves
Registered Land Surveyor
Indiana #20400005

PLAT NORTH
SCALE 1" = 40'



SHEET 1 OF 1